

INDIANOLA MUNICIPAL UTILITIES



Electric • Communications • Water

**IMU Board of Trustees of the
Electric, Water and Communications Utilities**

April 13, 2020

City Hall Council Chambers

5:30 p.m.

Agenda

1. Call to Order
2. Roll Call
3. Public Comments
4. Consent Agenda
 - A. Claims for April 6 and 13, 2020.
 - B. March 23, 2020 Minutes.
5. Electric Utility Action Items
 - A. Resolution approving proposal from P&E Engineering Company for the 2021-23 Electrical Underground Conversion Project in the amount of \$250,000.
6. Electric Utility Informational Items
7. Water Utility Action Items
 - A. Authorization for Warren Water to serve IMU customer.
8. Water Utility Informational Items
9. Communications Utility Informational Items
10. Combined Electric, Water and Communications Utilities Action Items
 - A. Resolution approving lease agreement for land with West Hill Brewing Company of Indianola, Iowa.

11. Combined Electric, Water and Communications Utilities Informational Items
 - A. Discussion of IMU Bond Rating.
 - B. Discussion of annexation application from Jon F and Mary H. Peterson.
 - C. Discussion and Direction regarding temporary phone service for work-from-home employees.
12. Other Business
13. Adjourn

IMU Regular Downstairs

4. A.

Meeting Date: 04/13/2020

Information

Subject

Claims for April 6 and 13, 2020.

Information

Fiscal Impact

Attachments

eLation Claims 0406

Vendor Report 0413

eLation Claims 0413

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Friday, April 3, 2020
8:05:23 AM

Vendor Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
Account To Be Paid From 0000-11101-999									
Avesis Third Party Administrators Inc - VEND-1108									
4/4/2020	0220 Premiums	Net 30	57.50	0.00	15.00	57.50	57.50	0220 Premiums	BL-2475
						57.50	57.50		
Bear Communications - VEND-1098									
4/20/2020	Service Installs	Net 30	11,742.44	0.00	15.00	11,742.44	11,742.44	032120202	BL-2484
4/13/2020	Service installs	Net 30	4,475.60	0.00	15.00	4,475.60	4,475.60	03142020	BL-2481
						16,218.04	16,218.04		
Calix Inc - VEND-1028									
4/18/2020	GPON ports	Net 30	2,720.68	0.00	15.00	2,720.68	2,720.68	213723	BL-2490
						2,720.68	2,720.68		
Cintas Corporation - VEND-1007									
4/22/2020	Supplies	Net 30	59.67	0.00	15.00	59.67	59.67	5016447111	BL-2486
						59.67	59.67		
City Of Indianola - VEND-1008 - BL-2496									
5/2/2020	0420 Utilities	Net 30	1,358.10	0.00	15.00	1,358.10	1,358.10	0420 Utilities	BL-2496
						1,358.10	1,358.10		
Consortia Consulting - VEND-1009									
4/17/2020	Consulting	Net 30	900.00	0.00	15.00	900.00	900.00	21106	BL-2487
						900.00	900.00		
ECHO Group, Inc - VEND-1061									
4/19/2020	Coupling and conduit	Net 30	6,028.16	0.00	15.00	6,028.16	6,028.16	S8436749.001	BL-2489
						6,028.16	6,028.16		
Innovative Systems - VEND-1048									
5/1/2020	2nd Qtr 2020 Device Fees	Net 30	1,200.00	0.00	15.00	1,200.00	1,200.00	47670	BL-2474
						1,200.00	1,200.00		
Kimball Construction - VEND-1146									
4/30/2020	0320 Fiber Vaults	Net 30	720.00	0.00	15.00	720.00	720.00	0320 Fiber Vaults	BL-2491
						720.00	720.00		
Metlife - Group Benefits - VEND-1109									

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Vendor Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
4/4/2020	0220 Premiums	Net 30	559.04	0.00	15.00	559.04	559.04	0220 Premiums	BL-2476
						559.04	559.04		
Mid American Energy Co - VEND-1018									
5/2/2020	Utilities	Net 30	180.83	0.00	15.00	180.83	180.83	398011823	BL-2495
						180.83	180.83		
Mutual Of Omaha - VEND-1107									
4/5/2020	0220 Premiums	Net 30	273.13	0.00	15.00	273.13	273.13	0220 Premiums	BL-2477
						273.13	273.13		
Taylor Seawel - VEND-1141 - BL-2494									
5/2/2020	CreditRefund	Net 30	45.42	0.00	15.00	45.42	45.42	00064531-6	BL-2494
						45.42	45.42		
Technology Planners - VEND-1052									
4/14/2020	Bandpass Filters	Net 30	679.82	0.00	15.00	679.82	679.82	6654	BL-2493
						679.82	679.82		
Thomas M Smith - VEND-1141 - BL-2473									
4/30/2020	CreditRefund	Net 30	57.38	0.00	15.00	57.38	57.38	00059145-7	BL-2473
						57.38	57.38		
TrueNorth Companies LC - VEND-1100									
3/29/2020	Safety Consulting	Net 30	16.66	0.00	15.00	16.66	16.66	99982	BL-2483
						16.66	16.66		
U.S. Cellular - VEND-1104									
4/11/2020	Tech Cel Phones	Net 30	110.02	0.00	15.00	110.02	110.02	3642480735	BL-2479
						110.02	110.02		
UPHDM Occupational Medicine - VEND-1101									
3/29/2020	employee testing	Net 30	53.00	0.00	15.00	53.00	53.00	8302	BL-2478
						53.00	53.00		
Warren County Engineer - VEND-1102									
4/4/2020	0220 Fuel Distribution	Net 30	240.49	0.00	15.00	240.49	240.49	0220 Fuel Distribution	BL-2480
						240.49	240.49		

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Friday, April 3, 2020
8:05:23 AM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
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Check Count: 19Totals: \$31,477.94 \$31,477.94

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	LIQUID CHLORINE	03/11/2020	1,931.06	WATER OPERATIN
Total ACCO UNLIMITED CORP.:			1,931.06	
AGRILAND FS INC				
AGRILAND FS INC	GY DELUXE 50#	03/30/2020	159.92	WATER OPERATIN
Total AGRILAND FS INC:			159.92	
ALTEC INDUSTRIES INC.				
ALTEC INDUSTRIES INC.	FIBER GLASS BUCKET COVER	03/06/2020	612.52	ELECTRIC OPERA
ALTEC INDUSTRIES INC.	RETURN FIBERGLASS COVER	03/19/2020	612.52	ELECTRIC OPERA
Total ALTEC INDUSTRIES INC.:			.00	
AUTOMATIC SYSTEMS CO.				
AUTOMATIC SYSTEMS CO.	FIELD SERVICE COMPLETED 1/30/20	03/17/2020	2,576.50	WATER OPERATIN
AUTOMATIC SYSTEMS CO.	FIELD SERVICE COMPLETED 1/27/20	03/17/2020	1,672.47	WATER OPERATIN
Total AUTOMATIC SYSTEMS CO.:			4,248.97	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION	03/27/2020	41.90	WATER OPERATIN
AVESIS THIRD PARTY ADMINIS	VISION	03/27/2020	25.47	IMU ADMINISTRATI
AVESIS THIRD PARTY ADMINIS	VISION	03/27/2020	9.98	IMU ADMINISTRATI
AVESIS THIRD PARTY ADMINIS	VISION	03/27/2020	113.53	ELECTRIC OPERA
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			190.88	
BORDER STATES INDUSTRIES INC				
BORDER STATES INDUSTRIES I	150 WATT HPS BULBS	03/23/2020	195.12	ELECTRIC CAPITA
BORDER STATES INDUSTRIES I	STREET LIGHT CONNECTORS	03/25/2020	778.43	ELECTRIC CAPITA
Total BORDER STATES INDUSTRIES INC:			973.55	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	LEGAL SERVICES	03/25/2020	135.00	IMU ADMINISTRATI
BRICK GENTRY P.C.	LEGAL SERVICES	03/25/2020	1,185.00	ELECTRIC OPERA
BRICK GENTRY P.C.	LEGAL SERVICES	03/25/2020	465.00	IMU ADMINISTRATI
Total BRICK GENTRY P.C.:			1,785.00	
CHEMTREAT INC				
CHEMTREAT INC	CHEMICALS	03/19/2020	4,154.69	WATER OPERATIN
Total CHEMTREAT INC:			4,154.69	
CINTAS CORPORATION				
CINTAS CORPORATION	SERVICE CHARGE	03/11/2020	26.42	IMU ADMINISTRATI
CINTAS CORPORATION	SERVICE CHARGE	02/28/2020	16.95	WATER OPERATIN
Total CINTAS CORPORATION:			43.37	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	MATERIALS	04/01/2020	32.40	WATER OPERATIN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CIRCLE B CASHWAY:			32.40	
CITY OF INDIANOLA - REBATE PROGRAM				
CITY OF INDIANOLA - REBATE	COMM LIGHTING #17-0710102 VINTAGE HILL	02/26/2020	200.00	ELECTRIC OPERA
CITY OF INDIANOLA - REBATE	ELECTRIC DEPARTMENT UTILITY BILL	03/31/2020	2,458.49	ELECTRIC OPERA
CITY OF INDIANOLA - REBATE	CENTRAL AIR #30-1350101 GEURTS	01/22/2020	200.00	ELECTRIC OPERA
CITY OF INDIANOLA - REBATE	HEAT PUMP #23-3470102 GEBEL	12/03/2019	100.00	ELECTRIC OPERA
CITY OF INDIANOLA - REBATE	CENTRAL AIR #30-0160105 FOX	02/26/2020	250.00	ELECTRIC OPERA
Total CITY OF INDIANOLA - REBATE PROGRAM:			3,208.49	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES	03/31/2020	11,039.68	WATER OPERATIN
Total CITY OF INDIANOLA - UTILITY:			11,039.68	
CORE & MAIN				
CORE & MAIN	2017 MATERIAL	03/12/2020	750.00	WATER CAPITAL P
CORE & MAIN	EXCHANGE 2017 MATERIAL	03/17/2020	150.00	WATER CAPITAL P
Total CORE & MAIN:			600.00	
CR SERVICES				
CR SERVICES	MARKING FLAGS	03/09/2020	882.75	ELECTRIC CAPITA
CR SERVICES	CLEANING SUPPLIES	03/18/2020	44.68	WATER OPERATIN
CR SERVICES	SANITIZER CHEMICAL	03/18/2020	18.98	ELECTRIC OPERA
CR SERVICES	FR CLOTHING DETERGENT	03/23/2020	177.15	ELECTRIC OPERA
Total CR SERVICES:			1,123.56	
CROSSROADS MOBILE MAINTENANCE				
CROSSROADS MOBILE MAINTENANCE	UNIT 30 REPAIRS	03/23/2020	234.07	ELECTRIC OPERA
CROSSROADS MOBILE MAINTENANCE	UNIT 7 REPAIRS	03/23/2020	367.82	ELECTRIC OPERA
CROSSROADS MOBILE MAINTENANCE	UNIT 31 REPAIRS	03/23/2020	200.63	ELECTRIC OPERA
Total CROSSROADS MOBILE MAINTENANCE:			802.52	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	BT MIN 1-27-20	02/29/2020	141.74	IMU ADMINISTRATI
DES MOINES REGISTER MEDIA	BT MIN 2-12-2020	02/29/2020	66.90	IMU ADMINISTRATI
DES MOINES REGISTER MEDIA	CLAIMS 2-12-20	02/29/2020	71.51	IMU ADMINISTRATI
DES MOINES REGISTER MEDIA	PAYROLL 1/19-2/1	02/29/2020	13.59	IMU ADMINISTRATI
DES MOINES REGISTER MEDIA	BUDGET ESTIMATE HEARING	02/29/2020	86.09	IMU ADMINISTRATI
Total DES MOINES REGISTER MEDIA:			379.83	
DES MOINES WATER WORKS				
DES MOINES WATER WORKS	LOCATE MAIN LEAK	03/10/2020	511.00	WATER OPERATIN
Total DES MOINES WATER WORKS:			511.00	
DIVERSIFIED INSPECTIONS INC				
DIVERSIFIED INSPECTIONS INC	ANNUAL TRUCK INSPECTIONS - ELECTRIC	01/31/2020	2,450.00	ELECTRIC OPERA
Total DIVERSIFIED INSPECTIONS INC:			2,450.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	MARCH 20 SCRUB & BUFF	03/06/2020	180.00	WATER OPERATIN
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	03/11/2020	106.75	WATER OPERATIN
DUST PROS JANITORIAL	MONTHLY CLEANING - MARCH - ELECTRIC	03/18/2020	984.40	ELECTRIC OPERA
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	03/18/2020	118.61	ELECTRIC OPERA
Total DUST PROS JANITORIAL:			1,389.76	
ECHO ELECTRIC SUPPLY CO				
ECHO ELECTRIC SUPPLY CO	PVC CONDUIT AND FITTINGS	03/20/2020	1,150.90	ELECTRIC CAPITA
Total ECHO ELECTRIC SUPPLY CO:			1,150.90	
HACH COMPANY				
HACH COMPANY	CHLORINE AND SUPPLIES	03/23/2020	403.85	WATER OPERATIN
HACH COMPANY	LAB SUPPLIES	03/24/2020	39.39	WATER OPERATIN
Total HACH COMPANY:			443.24	
HENLE, JASON				
HENLE, JASON	WELLNESS - FEB & MAR	03/30/2020	50.00	ELECTRIC OPERA
Total HENLE, JASON:			50.00	
HOMES, SAGE				
HOMES, SAGE	REFUND ON ACCOUNT	03/09/2020	13.71	CASH ALLOCATIO
Total HOMES, SAGE:			13.71	
HY-VEE				
HY-VEE	PAST DUE	03/10/2020	45.00	WATER OPERATIN
Total HY-VEE:			45.00	
IMPACT COMMUNITY ACTION PARTNERSHIP				
IMPACT COMMUNITY ACTION P	REFUND ON ACCOUNT - JODY FEIGHT	01/02/2020	214.45	CASH ALLOCATIO
Total IMPACT COMMUNITY ACTION PARTNERSHIP:			214.45	
INDIANOLA MECHANICAL LLC				
INDIANOLA MECHANICAL LLC	NEW FURNACES	01/22/2020	16,692.00	IMU ADMINISTRATI
Total INDIANOLA MECHANICAL LLC:			16,692.00	
INNOVATIVE SYSTEMS				
INNOVATIVE SYSTEMS	CASELLE CONVERSION TO ELATION	03/31/2020	16,886.75	ELECTRIC CAPITA
INNOVATIVE SYSTEMS	CASELLE CONVERSION TO ELATION	03/31/2020	16,886.75	WATER CAPITAL P
Total INNOVATIVE SYSTEMS:			33,773.50	
IOWA ONE CALL				
IOWA ONE CALL	EL-LOCATING NOTIFICATION-224 TICKETS	03/12/2020	219.60	ELECTRIC OPERA
IOWA ONE CALL	EMAIL	03/12/2020	223.20	WATER OPERATIN
Total IOWA ONE CALL:			442.80	
IOWA STATE AUDITOR				
IOWA STATE AUDITOR	STATE AUDIT REPORT FY2019 IMU	03/03/2020	850.00	IMU ADMINISTRATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA STATE AUDITOR:			850.00	
KIENAST IMPLEMENT DETAILING				
KIENAST IMPLEMENT DETAILIN	DUMP BOX - SANDBLASTING AND PAINT	03/18/2020	1,608.21	ELECTRIC OPERA
Total KIENAST IMPLEMENT DETAILING:			1,608.21	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	PAINT SUPPLIES	03/17/2020	53.49	WATER OPERATIN
MCCOY HARDWARE INC	GT ZINC Y CONNECTOR	03/18/2020	4.49	WATER OPERATIN
MCCOY HARDWARE INC	SUPPLIES	03/20/2020	21.58	WATER OPERATIN
MCCOY HARDWARE INC	DRAIN KING KIT	03/21/2020	53.08	WATER OPERATIN
MCCOY HARDWARE INC	POLY BRUCH SET	03/26/2020	4.94	WATER OPERATIN
Total MCCOY HARDWARE INC:			137.58	
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL	03/27/2020	334.54	WATER OPERATIN
METLIFE - GROUP BENEFITS	DENTAL	03/27/2020	106.99	IMU ADMINISTRATI
METLIFE - GROUP BENEFITS	DENTAL	03/27/2020	86.42	IMU ADMINISTRATI
METLIFE - GROUP BENEFITS	DENTAL	03/27/2020	801.73	ELECTRIC OPERA
Total METLIFE - GROUP BENEFITS:			1,329.68	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	GAS BILL	02/20/2020	48.19	IMU ADMINISTRATI
MID AMERICAN ENERGY CO.	POLE ATTACHMENT FEES	03/12/2020	75.00	ELECTRIC OPERA
MID AMERICAN ENERGY CO.	07991-36014 WEST SUBSTATION ELECTRIC	03/16/2020	10.10	ELECTRIC OPERA
MID AMERICAN ENERGY CO.	13231-12049 WAREHOUSE BLDG B GAS	03/23/2020	14.76	ELECTRIC OPERA
MID AMERICAN ENERGY CO.	26311-18026 LINE SHOP BLDG A GAS	03/23/2020	152.16	ELECTRIC OPERA
Total MID AMERICAN ENERGY CO.:			300.21	
MUNICIPAL ENERGY AGENCY OF NEBRASKA				
MUNICIPAL ENERGY AGENCY	PURCHASED POWER - FEB 20 (NET ELECTR	03/09/2020	687,602.76	ELECTRIC OPERA
MUNICIPAL ENERGY AGENCY	TRANSMISSION - FEB 20	03/09/2020	49,719.14	ELECTRIC OPERA
MUNICIPAL ENERGY AGENCY	PURCHASED POWER - FEB 20 (WELL KWh)	03/09/2020	1,680.48	WATER OPERATIN
MUNICIPAL ENERGY AGENCY	WIND & LANDFILL GAS ATRIBUTES - FEB 20	03/09/2020	24,319.24	ELECTRIC OPERA
MUNICIPAL ENERGY AGENCY	80% 69 KV 30.9 CREDIT/ADMIN FEE - FEB 20	03/09/2020	31,501.00-	ELECTRIC CAPITA
MUNICIPAL ENERGY AGENCY	20% 69 KV 30.9 CREDIT / ADMIN FEE - FEB 2	03/09/2020	7,875.00-	ELECTRIC OPERA
Total MUNICIPAL ENERGY AGENCY OF NEBRASKA:			723,945.62	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	MATERIALS	02/28/2020	369.55	WATER CAPITAL P
MUNICIPAL SUPPLY INC	CREDIT - SS REPAIR CLAMP	02/28/2020	594.40-	WATER OPERATIN
MUNICIPAL SUPPLY INC	MATERIALS	03/09/2020	85.90	WATER OPERATIN
Total MUNICIPAL SUPPLY INC:			138.95-	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	03/27/2020	230.40	WATER OPERATIN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	03/27/2020	187.10	IMU ADMINISTRATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	03/27/2020	94.41	IMU ADMINISTRATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	03/27/2020	560.68	ELECTRIC OPERA

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MUTUAL OF OMAHA:			1,072.59	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	QUARTERLY WEB SITE HOSTING - REDIREC	03/17/2020	120.00	IMU ADMINISTRATI
Total NOLASOFT DEVELOPMENT:			120.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	VAC	03/09/2020	41.39	WATER OPERATIN
O'REILLY AUTO PARTS	CAGE BACK HOE	03/20/2020	37.36	WATER OPERATIN
Total O'REILLY AUTO PARTS:			78.75	
OVERHEAD DOOR COMPANY				
OVERHEAD DOOR COMPANY	REPAIR WEST DOOR	03/16/2020	197.00	WATER OPERATIN
Total OVERHEAD DOOR COMPANY:			197.00	
PELLA PRINTING				
PELLA PRINTING	FOLD/MAIL BILLS FEB	03/10/2020	245.00	IMU ADMINISTRATI
Total PELLA PRINTING:			245.00	
PITNEY BOWES				
PITNEY BOWES	PRINTER LEASE	03/09/2020	733.08	IMU ADMINISTRATI
PITNEY BOWES	FOLD/MAIL BILLS FEB	02/16/2020	5,282.99	IMU ADMINISTRATI
Total PITNEY BOWES:			6,016.07	
RESCO				
RESCO	SINGLE PHASE TRANSFORMER	03/05/2020	1,436.36	ELECTRIC CAPITA
RESCO	SINGLE PHASE TRANSFORMERS	03/10/2020	9,095.11	ELECTRIC CAPITA
Total RESCO:			10,531.47	
SHULL SCHRUM MCCLAFLIN & CO INC				
SHULL SCHRUM MCCLAFLIN &	IMU FY19 AUDIT & FINANCIAL STATEMENTS	03/03/2020	13,000.00	IMU ADMINISTRATI
Total SHULL SCHRUM MCCLAFLIN & CO INC:			13,000.00	
SKARSHAUG TESTING LABORATORY INC				
SKARSHAUG TESTING LABORA	HIGH VOLTAGE GLOVE TESTING	03/12/2020	250.64	ELECTRIC OPERA
Total SKARSHAUG TESTING LABORATORY INC:			250.64	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	BASIC SERVICES LUMP SUM FEES	03/17/2020	4,860.00	WATER CAPITAL P
Total SNYDER & ASSOCIATES INC:			4,860.00	
SODEXO INC & AFFILIATES				
SODEXO INC & AFFILIATES	2020 AWARDS BANQUET	03/12/2020	1,585.92	IMU ADMINISTRATI
Total SODEXO INC & AFFILIATES:			1,585.92	
STATE HYGENIC LABORATORY				
STATE HYGENIC LABORATORY	TESTING	02/29/2020	195.00	WATER OPERATIN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total STATE HYGENIC LABORATORY:			195.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2020	40.00	IMU ADMINISTRATI
Total T.R.M. DISPOSAL LLC:			40.00	
TERRY-DURIN CO.				
TERRY-DURIN CO.	LED LIGHT FIXTURES	03/10/2020	2,568.00	ELECTRIC CAPITA
Total TERRY-DURIN CO.:			2,568.00	
THEISEN'S				
THEISEN'S	SUPPLIES	03/11/2020	4.03	WATER OPERATIN
THEISEN'S	BOLTS NUTS HOSE	03/19/2020	52.68	WATER OPERATIN
THEISEN'S	MATERIALS	03/21/2020	70.46	WATER OPERATIN
THEISEN'S	SPRAYER	03/25/2020	15.96	WATER OPERATIN
THEISEN'S	BATTERY CHARGER	03/26/2020	79.99	WATER OPERATIN
THEISEN'S	SQUARE HEAD PLUG	03/27/2020	4.29	WATER OPERATIN
THEISEN'S	SUPPLIES	03/31/2020	8.32	WATER OPERATIN
THEISEN'S	SUPPLIES	04/02/2020	21.27	WATER OPERATIN
THEISEN'S	BATTERIES	03/15/2020	12.99	WATER OPERATIN
Total THEISEN'S:			269.99	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING MARCH 202	03/26/2020	33.34	WATER OPERATIN
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING MARCH 202	03/26/2020	33.33	ELECTRIC OPERA
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING MARCH 202	03/26/2020	33.33	IMU ADMINISTRATI
Total TRUENORTH COMPANIES LC:			100.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONES - 9 - ELECTRIC	02/12/2020	391.37	ELECTRIC OPERA
U.S. CELLULAR	CELL PHONE - 4 - WATER	02/12/2020	173.94	WATER OPERATIN
U.S. CELLULAR	CELL PHONES - 9 - ELECTRIC	03/12/2020	391.37	ELECTRIC OPERA
U.S. CELLULAR	CELL PHONE - 4 - WATER	03/12/2020	173.94	WATER OPERATIN
Total U.S. CELLULAR:			1,130.62	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	DRUG SCREEN	02/28/2020	53.00	WATER OPERATIN
UPHDM OCCUPATIONAL MEDIC	DRUG SCREEN	02/28/2020	53.00	ELECTRIC OPERA
UPHDM OCCUPATIONAL MEDIC	DRUG SCREEN	02/28/2020	53.00	WATER OPERATIN
UPHDM OCCUPATIONAL MEDIC	DRUG SCREEN	02/28/2020	88.00	ELECTRIC OPERA
Total UPHDM OCCUPATIONAL MEDICINE:			247.00	
VAN WERT INC				
VAN WERT INC	PROCODER METER GALLONS	03/25/2020	6,889.20	WATER CAPITAL P
Total VAN WERT INC:			6,889.20	
VANDERPOOL PLUMBING				
VANDERPOOL PLUMBING	HEAT PUMP THERMOSTAT - EAST SUB STAT	03/13/2020	297.19	ELECTRIC OPERA

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total VANDERPOOL PLUMBING:			297.19	
VERIZON WIRELESS				
VERIZON WIRELESS	WIRELESS FOR SERVICE CREW LAPTOPS	03/26/2020	240.06	ELECTRIC OPERA
VERIZON WIRELESS	WIRELESS FOR LAPTOPS (2)	03/26/2020	80.02	WATER OPERATIN
Total VERIZON WIRELESS:			320.08	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2020	1,347.04	ELECTRIC OPERA
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2020	583.39	WATER OPERATIN
Total WARREN COUNTY ENGINEER:			1,930.43	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	TRASH SERVICE	03/27/2020	96.64	WATER OPERATIN
Total WASTE MANAGEMENT OF IOWA:			96.64	
WELLS FARGO CCER				
WELLS FARGO CCER	TheisenS #21Replace creeper and nuts and bol	02/05/2020	36.45	ELECTRIC OPERA
WELLS FARGO CCER	TheisenS #21heat shrink tubes	02/05/2020	21.47	FIBER/COMMUNIC
WELLS FARGO CCER	Napa Parts 0000514Hose clamp for Terex skid I	02/04/2020	12.82	ELECTRIC OPERA
WELLS FARGO CCER	Hy-Vee Indianola 1271Labor Negotiations	02/05/2020	4.89	IMU ADMINISTRATI
WELLS FARGO CCER	Napa Parts 0000514Hydraulic hose adapter for	02/21/2020	3.52	ELECTRIC OPERA
WELLS FARGO CCER	Southtown Chrysler DodgeCabin filter for unit 2	02/21/2020	22.74	ELECTRIC OPERA
WELLS FARGO CCER	Napa Parts 0000514Materials for Unit 5 mainte	02/21/2020	160.09	ELECTRIC OPERA
WELLS FARGO CCER	Circle B Cashway Of IndiaSaw horses for shop	02/06/2020	39.58	ELECTRIC OPERA
WELLS FARGO CCER	Allied Electronics IncLight bulbs for Switch gear	02/13/2020	32.94	ELECTRIC OPERA
WELLS FARGO CCER	Star Equip-Des MoinesReplacement cutting edg	02/06/2020	304.95	ELECTRIC OPERA
WELLS FARGO CCER	Downey Tire ProsNew tires for unit 5	02/06/2020	659.07	ELECTRIC OPERA
WELLS FARGO CCER	Uline Ship SuppliesInventory Labels and CO bi	02/06/2020	272.02	FIBER/COMMUNIC
WELLS FARGO CCER	Wm Supercenter #1491office materials supplies	02/06/2020	30.36	IMU ADMINISTRATI
WELLS FARGO CCER	Sp MidamericanMid Am gas bill.	02/14/2020	63.58	IMU ADMINISTRATI
WELLS FARGO CCER	Partswarehouse.Comstarting spring for snow bl	02/05/2020	35.90	FIBER/COMMUNIC
WELLS FARGO CCER	Mccoys True ValueOutlet for new pressure wash	02/14/2020	19.25	ELECTRIC OPERA
WELLS FARGO CCER	TheisenS #21bolts/hardware for stand hooks	02/14/2020	7.62	FIBER/COMMUNIC
WELLS FARGO CCER	Star Equip-Des MoinesCutting bar	02/14/2020	302.39	ELECTRIC OPERA
WELLS FARGO CCER	The Ups Store #6682Postage for shipping strea	02/14/2020	20.05	ELECTRIC OPERA
WELLS FARGO CCER	Cnm Outdoor EquipmentHydraulic stick saw ch	02/14/2020	63.69	ELECTRIC OPERA
WELLS FARGO CCER	Circle B Cashway Of IndiaScrews	02/06/2020	4.80	ELECTRIC OPERA
WELLS FARGO CCER	Altec Nueco, LlcTruck parts for unit #29, 30, 31	02/28/2020	564.48	ELECTRIC OPERA
WELLS FARGO CCER	Personnel Conceptsoffice materials supplies OS	02/28/2020	51.91	IMU ADMINISTRATI
WELLS FARGO CCER	OReilly Auto Parts 337Solder for shop	02/27/2020	4.59	ELECTRIC OPERA
WELLS FARGO CCER	Cnm Outdoor EquipmentNew chain and sharpe	02/27/2020	30.98	ELECTRIC OPERA
WELLS FARGO CCER	Chumbleys Auto CareKerosene for pressure wa	02/27/2020	20.75	ELECTRIC OPERA
WELLS FARGO CCER	TheisenS #21Tordon chemical for tree cutting	02/26/2020	21.39	ELECTRIC OPERA
WELLS FARGO CCER	Menards Des Moines laCredit back for wire	02/17/2020	169.00	ELECTRIC OPERA
WELLS FARGO CCER	Menards Des Moines laCredit back materials fo	02/17/2020	13.69	ELECTRIC OPERA
WELLS FARGO CCER	Amzn Mktp Us Xz69r4jg3printer	02/17/2020	164.42	IMU ADMINISTRATI
WELLS FARGO CCER	TheisenS #21Heater parts	02/03/2020	36.36	ELECTRIC OPERA
WELLS FARGO CCER	Michaels #9490office materials supplies	02/03/2020	40.70	IMU ADMINISTRATI
WELLS FARGO CCER	Google Gsuite _ImufibeG Suite Subscription 64	02/03/2020	216.24	FIBER/COMMUNIC
WELLS FARGO CCER	TheisenS #21Ice Scrapper for Unit 10	02/03/2020	6.41	ELECTRIC OPERA
WELLS FARGO CCER	TheisenS #21Creeper for shop and bolts	02/03/2020	53.16	ELECTRIC OPERA
WELLS FARGO CCER	Napa Parts 0000514Materials for 2 way radio in	02/03/2020	25.33	ELECTRIC OPERA
WELLS FARGO CCER	Iowa Utilities Board SfQuarterly Dues	02/03/2020	.83	FIBER/COMMUNIC

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Menards Des Moines IaMaterial for pressure wa	02/17/2020	26.47	ELECTRIC OPERA
WELLS FARGO CCER	Amazon.Com Ww9dg8ym3Shop Lockout Tagou	02/03/2020	83.98	ELECTRIC OPERA
WELLS FARGO CCER	Menards Des Moines IaShelves for line shop	02/03/2020	99.34	ELECTRIC OPERA
WELLS FARGO CCER	Menards Altoona IaShelves for line shop	02/03/2020	42.71	ELECTRIC OPERA
WELLS FARGO CCER	Menards Des Moines IaShelves for line shop	02/03/2020	232.81	ELECTRIC OPERA
WELLS FARGO CCER	TheisenS #21Conduit	02/10/2020	69.44	ELECTRIC OPERA
WELLS FARGO CCER	Echo Electric Supply DesEmergency exit light.	02/03/2020	67.48	ELECTRIC OPERA
WELLS FARGO CCER	Echo Electric Supply DesEmergency exit light, r	02/10/2020	67.48	ELECTRIC OPERA
WELLS FARGO CCER	Amzn Mktp Us O54ym01y3CAT5 ends	02/10/2020	47.97	FIBER/COMMUNIC
WELLS FARGO CCER	Menards Des Moines IaWiring for pressure was	02/10/2020	227.84	ELECTRIC OPERA
WELLS FARGO CCER	Circle B Cashway Of IndiaPVC for vacuum exav	02/25/2020	11.51	FIBER/COMMUNIC
WELLS FARGO CCER	Mccoy True ValueScrews	02/12/2020	14.97	FIBER/COMMUNIC
WELLS FARGO CCER	Iowa Utilities BoardQuarterly Dues	02/03/2020	33.00	FIBER/COMMUNIC
WELLS FARGO CCER	Menards Des Moines IaMaterials for power was	02/24/2020	48.96	ELECTRIC OPERA
WELLS FARGO CCER	The Home Depot #2104Materials for power was	02/24/2020	144.96	ELECTRIC OPERA
WELLS FARGO CCER	Signal Group, LlcHDMI Converters	02/04/2020	98.38	FIBER/COMMUNIC
WELLS FARGO CCER	Culligan Of West Des MoinWater	02/04/2020	25.65	IMU ADMINISTRATI
WELLS FARGO CCER	TheisenS #21Hose clamp and seal for Terex ski	02/04/2020	16.77	ELECTRIC OPERA
WELLS FARGO CCER	TheisenS #21Electric materials for power wash	02/10/2020	34.41	ELECTRIC OPERA
WELLS FARGO CCER	Mccoy True ValueHardware and Screwdriver for	02/07/2020	7.97	FIBER/COMMUNIC
WELLS FARGO CCER	Napa Parts 0000514Return bucket of hydraulic	02/07/2020	57.77	ELECTRIC OPERA
WELLS FARGO CCER	Psn Indianola UtilitiesIMU Utility Bill	02/07/2020	231.10	IMU ADMINISTRATI
WELLS FARGO CCER	Zoro Tools Inc28 ft ladder and stand hooks	02/13/2020	365.90	FIBER/COMMUNIC
WELLS FARGO CCER	Cnm Outdoor EquipmentChainsaw chain sharp	02/13/2020	19.26	ELECTRIC OPERA
WELLS FARGO CCER	Afton Radiator & Ac ServTrencher fuel tank cle	02/24/2020	1,011.96	ELECTRIC OPERA
WELLS FARGO CCER	The Ups Store #6682Shipping for returned mete	02/13/2020	12.76	ELECTRIC OPERA
WELLS FARGO CCER	Indianola Independent AdvNewspaper Subscript	02/13/2020	50.00	IMU ADMINISTRATI
WELLS FARGO CCER	Mccoy True ValueBatteries for Unit 6	02/20/2020	5.76	ELECTRIC OPERA
Total WELLS FARGO CCER:			6,007.35	
WESCO				
WESCO	4/0 PRIMARY CABLE	03/11/2020	14,771.35	ELECTRIC CAPITA
WESCO	HEAT SHRINK CAPS - SPLICE CLEANER	03/13/2020	354.51	ELECTRIC CAPITA
WESCO	FR SAFETY VESTS	03/16/2020	185.86	ELECTRIC CAPITA
WESCO	SPLICE CLEANER - ELECTRIC TAPE	03/16/2020	967.07	ELECTRIC CAPITA
WESCO	GROUND RODS - PRIMARY FUSES	03/25/2020	92.13	ELECTRIC CAPITA
WESCO	LOCATE PAINT - ORANGE	03/25/2020	190.29	ELECTRIC CAPITA
WESCO	PHOTO CONTROLS	03/25/2020	255.73	ELECTRIC CAPITA
WESCO	GROUND CLAMP	03/26/2020	71.32	ELECTRIC CAPITA
Total WESCO:			16,888.26	
Grand Totals:			890,819.83	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
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City Council: _____

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Thursday, April 9, 2020
4:02:56 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
Account To Be Paid From			0000-11101-999							
Bear Communications - VEND-1098										
4/28/2020	Service Installs	Net 30	4,913.94	0.00	15.00	4,913.94	4,913.94	04042020	BL-2500	
4/21/2020	Service Installs	Net 30	9,078.72	0.00	15.00	9,078.72	9,078.72	03282020	BL-2502	
							13,992.66	13,992.66		
Big Ten Network - VEND-1096										
4/18/2020	Monthly Subs	Net 30	1,554.34	0.00	15.00	1,554.34	1,554.34	R41401	BL-2503	
							1,554.34	1,554.34		
Brick Gentry P.C. - VEND-1004										
5/9/2020	Lease agreement	Net 30	165.00	0.00	15.00	165.00	165.00	324557	BL-2504	
							165.00	165.00		
Calix Inc - VEND-1028										
5/2/2020	GPON	Net 30	80,404.23	0.00	15.00	80,404.23	80,404.23	214775	BL-2505	
							80,404.23	80,404.23		
CDW Government - VEND-1029										
4/17/2020	Proline Cisco 10gbase	Net 30	697.34	0.00	15.00	697.34	697.34	XHB6417	BL-2506	
4/19/2020	10gbase	Net 30	1,283.99	0.00	15.00	1,283.99	1,283.99	XHK6327	BL-2507	
							1,981.33	1,981.33		
Cedar Falls Utilities - VEND-1045 - BL-2508										
5/1/2020	Misc Comm Merchandise	Net 30	6,516.19	0.00	15.00	6,516.19	6,516.19	90691	BL-2508	
							6,516.19	6,516.19		
ECHO Group, Inc - VEND-1061										
5/1/2020	Conduit	Net 30	2,774.06	0.00	15.00	2,774.06	2,774.06	S8449957.002	BL-2509	
4/30/2020	Coupling	Net 30	85.49	0.00	15.00	85.49	85.49	S8449215.001	BL-2510	
4/30/2020	Conduit	Net 30	32.07	0.00	15.00	32.07	32.07	S8449957.001	BL-2511	
							2,891.62	2,891.62		
Fox Sports Midwest - VEND-1097										
4/12/2020	Monthly Subs	Net 30	3,850.20	0.00	15.00	3,850.20	3,850.20	R38824	BL-2512	
							3,850.20	3,850.20		
Fuse Technic LLC - VEND-1012										
5/1/2020	Consulting	Net 30	3,675.00	0.00	15.00	3,675.00	3,675.00	FT20200401003	BL-2513	

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Thursday, April 9, 2020

4:02:56 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
							3,675.00	3,675.00		
Hearst Television Inc - VEND-1131										
5/31/2020	Monthly Subs	Net 30	4,567.68	0.00	15.00	4,567.68	4,567.68	327375	BL-2514	
							4,567.68	4,567.68		
I80 Trailers - VEND-1157										
3/22/2020		Net 30	5,195.00	0.00	15.00	5,195.00	5,195.00	HH536616	BL-2522	
							5,195.00	5,195.00		
ImOn Communications LLC - VEND-1072										
4/30/2020	Regulatory and Billing	Net 30	6,167.86	0.00	15.00	6,167.86	6,167.86	INV0033271	BL-2515	
							6,167.86	6,167.86		
Infomax Office Systems Inc - VEND-1013										
4/25/2020	Savis - J0613 - Fiber	Net 30	176.27	0.00	15.00	176.27	176.27	26738807	BL-2529	
							176.27	176.27		
Innovative Systems - VEND-1048										
5/7/2020	Statements and postage	Net 30	1,456.19	0.00	15.00	1,456.19	1,456.19	48161	BL-2516	
5/3/2020	April Elation	Net 30	13,755.00	0.00	15.00	13,755.00	13,755.00	48101	BL-2517	
							15,211.19	15,211.19		
Kimball Construction - VEND-1146										
5/1/2020	0420 Fiber Vaults	Net 30	1,860.00	0.00	15.00	1,860.00	1,860.00	0420 Fiber Vaults	BL-2518	
							1,860.00	1,860.00		
Kurt Ripperger - VEND-1025										
11/9/2019	Mileage to Ames	Net 30	270.25	0.00	15.00	270.25	270.25	01	BL-2519	
							270.25	270.25		
TEGNA - VEND-1148										
5/31/2020	Monthly Subs	Net 30	4,867.80	0.00	15.00	4,867.80	4,867.80	329146	BL-2520	
							4,867.80	4,867.80		
Unite Private Networks - VEND-1054										
5/1/2020	Dark Fiber	Net 30	3,055.39	0.00	15.00	3,055.39	3,055.39	SI-20-004704	BL-2523	
							3,055.39	3,055.39		
United States Treasury - VEND-1138										

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Thursday, April 9, 2020

4:02:56 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Payment	Invoice Number	Bill Number
	4/30/2020	1st Qtr 2020 Excise Tax	Net 30	1,132.48	0.00	15.00	1,132.48	1,132.48	1st Qtr 2020 Excise Tax	BL-2524
							1,132.48	1,132.48		
Warren County 911 - VEND-1132										
	5/13/2020	1st Qtr 2020 E 911 Fees	Net 30	1,598.85	0.00	15.00	1,598.85	1,598.85	1st Qtr 2020 E 911 Fees	BL-2525
							1,598.85	1,598.85		
Waste Management - VEND-1086										
	4/26/2020	4 Yard Dumpster	Net 30	58.58	0.00	15.00	58.58	58.58	6728537-0516-4	BL-2526
							58.58	58.58		
Wiegert Disposal Inc - VEND-1081										
	5/1/2020	0220 & 0320 Trash Service	Net 30	220.00	0.00	15.00	220.00	220.00	0220 & 0320 Trash Service	BL-2527
							220.00	220.00		
Wisconsin Independent Network, LLC - VEND-1067										
	5/1/2020	GB Ethernet/Internet Service	Net 30	4,838.00	0.00	15.00	4,838.00	4,838.00	WIN004814	BL-2528
							4,838.00	4,838.00		
Check Count: 23						Totals:	\$164,249.92	\$164,249.92		

IMU Regular Downstairs
Meeting Date: 04/13/2020

4. B.

Information

Subject

March 23, 2020 Minutes.

Information

Fiscal Impact

Attachments

Minutes 0323

BOARD OF TRUSTEE MINUTES - REGULAR SESSION – March 23, 2020

The Board of Trustees met in regular session on March 23, 2020, in the City Hall Council Chambers. Chairperson Mike Rozga called the meeting to order at 5:30 pm and on roll call the following members were present via phone: Lesley Forbush, Mike Rozga and Adam Voigts. Absent: Jim McClymond.

Margaret Vernon, Sustainability Committee member, stated the committee had taken a vote in support of a moratorium on disconnects through June 1, 2020 and appreciates the fact the Board is discussing it as an agenda item. She would also like for them to discuss energy efficiency measures and rebates soon. IMU General Manager, Chris Des Planques, stated he has been in touch with IAMU about rebates and would like to have something going by the new Fiscal Year.

The consent agenda consisting of the following was approved on a motion by Voigts and seconded by Forbush. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Claims list for March 23, 2020.

Minutes from March 9, 2020.

Resolution 2020-17 authorizing the purchase of a 55-foot bucket truck subject to written confirmation of expiration date and declining the trade-in bid was introduced on a motion by Forbush and seconded by Voigts. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Mike Metcalf, Electric Superintendent, reported on the Electric Utility Informational Items which included continuing work on the turbine, recent outage due to a bad primary underground and the electric department's response and plans in regard to COVID-19. Metcalf is also working on engineering proposals for the underground project and will bring those forward to the next Board meeting.

Lou Elbert, Water Superintendent, reported on the Water Utility Informational Items which included the department's response and plans in regard to COVID-19.

Kurt Ripperger, Telecommunications Superintendent, updated the Board on the Communications Utility Informational Items which included limiting installations, making sure bandwidth capacity is good with more people working from home and other measures in place in regard to COVID-19.

Des Planques stated that the IMU Customer Service Center has shut down to customers during the pandemic but staff is still working in the office or from home and making sure to stay in contact with customers. There was discussion on disconnects and late fees for utility services. Voigts moved and Forbush seconded a motion to have a 60-day suspension on late fees and disconnects. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

The Board decided to reschedule the May 25 meeting due to Memorial Day. The Deputy City Clerk will look at available days and let the Board and staff know of dates that will work.

The Board and staff discussed the conversion to eLation software and how COVID-19 may affect the plans. Chairperson Rozga also mentioned that the evaluation for Chris Des Planques is coming up but may be delayed or not held in-person because of the pandemic.

Meeting adjourned at 6:30 pm on a motion by Forbush and seconded by Voigts.

Mike Rozga, Chairperson

ATTEST:

Jackie Raffety, Deputy City Clerk

Meeting Date: 04/13/2020

Information

Subject

Resolution approving proposal from P&E Engineering Company for the 2021-23 Electrical Underground Conversion Project in the amount of \$250,000.

Information

P&E Engineering Company has provided a proposal (packet) for engineering design work and construction phase services related to the 2021-23 Electrical Underground Conversion Project. The proposal covers engineering design, drawing preparation, contract preparation, assistance with bidding and construction phase services for conversion of existing overhead facilities to underground in the designated areas. The estimated cost is \$250,000.

Simple motion is in order.

Fiscal Impact

Attachments

Resolution Approving Contract
Conversion Proposal

INDIANOLA MUNICIPAL UTILITIES

RESOLUTION NO 2020-

**RESOLUTION APPROVING PROPOSAL FROM P&E ENGINEERING COMPANY FOR THE 2021-23
ELECTRICAL UNDERGROUND CONVERSION PROJECT IN THE AMOUNT OF \$250,000.**

WHEREAS, Indianola Municipal Utilities is in need of engaging a company to provided services for the electrical underground conversion project; and

WHEREAS, IMU has an engineering services agreement with P&E Engineering Company of Carlisle, Iowa; and

WHEREAS, P&E Engineering has proposed a design phase, right of way and construction phase services project in the amount of \$250,000; and

WHEREAS, it is the determination of the Board of Trustees that IMU should enter into an agreement with P&E Engineering in the form attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the IMU Board of Trustees that:

1. The proposal with P&E Engineering in the amount of \$250,000 is hereby approved; and
2. The IMU staff is authorized and directed to execute the agreement on behalf of IMU and the Deputy City Clerk is authorized and directed to attest to the signature.

PASSED this 13th day of April 2020.

Mike Rozga, Chairperson

ATTEST:

Jackie Raffety, Deputy City Clerk



Richard D. Kline, P.E. Timothy G. Ernst, P.E.

Jared A. Kline, P.E. Mark C. Reisinger, P.E.

245 S. 5th St., PO Box 620, Carlisle, IA 50047
p. 515-989-3083 f. 515-989-3138 pe@peengr.com

March 24, 2020

Mr. Mike Metcalf
Indianola Municipal Utilities
PO Box 356
Indianola, IA 50125

Dear Mike:

I am pleased to present this proposal to you for engineering design work and construction phase services related to your proposed 2021-23 Electrical Underground Conversion Project. This proposal covers engineering design, drawing preparation, contract preparation, assistance with bidding, and construction phase services for conversion of existing overhead facilities to underground in the area shown on the attached map.

The following specific tasks are included in this proposal.

Design Phase Services

- Develop a preliminary design for review by IMU, including proposed circuit routes and transformer and switchgear locations.
- Complete a detailed map of all existing facilities in the project area.
- Develop detailed plans for the proposed electric system.
- Prepare drawings, specifications, and bills of material for all required work.
- Prepare equipment and material specifications for all items to be purchased by IMU.
- Assemble contracts for purchase of materials and equipment, and for the contract work.
- Review all project drawings and contract documents with IMU.
- Assist with bidding, including attendance at a pre-bid meeting and the bid opening, evaluation of bids, and preparation of recommendations.
- Assist with preparation of an informational mailing to property owners in the area and attend an open house to answer questions about the project.

Right of Way Services

- Identify easements that will be required for the construction, and work with IMU to determine where easements are in place and where additional easements are required.
- Provide needed research to identify property owners and land parcel descriptions.
- Prepare new easements that will be needed.
- This proposal does not include contacting individual property owners or negotiating for easement rights. All easement negotiations will be done by IMU.
- This proposal does not include land surveying or related civil engineering services. If land surveying is required to locate property corners or easement boundaries or to

March 24, 2020
Mr. Mike Metcalf

Page 2 of 3

prepare easements or easement descriptions, these services will be procured directly by IMU.

Construction Phase Services

- Attendance at pre-construction meeting.
- Assistance with staking, in conjunction with IMU personnel and the Contractor.
- Attend regular construction meetings and observe the status of construction as needed. Construction meetings will be held bi-weekly during the initial period of active construction and every 4-6 weeks for the remainder of the project.
- Review any questions that arise during the construction process, and issue revised drawings as needed.
- Review pay applications from Contractor and prepare recommendations for payment
- Assist IMU with final inspections and close out of the contract.

This proposal does not include detailed project inspection services, as it is assumed that IMU personnel will handle the day to day contract administration duties, and will coordinate all work activities. As always, we will be available to assist with any questions or specific needs.

The estimated cost for the work as described above is as follows.

Design phase services	\$ 150,000.
Right of Way services	\$ 10,000.
Construction phase services	\$ 90,000.
Total Project	\$ 250,000.

The total invoiced amount will not exceed the estimate unless authorized by IMU. I will work closely with your personnel, and will keep you informed as to the progress of the work. I will notify you immediately of any significant developments that might affect the anticipated engineering costs. We will bill you for only the actual time and expenses that are incurred in connection with the project. All invoices will be in accordance with our standard Billing Rates in effect at the time the service is performed. A copy of our current rate schedule is attached.

I will act as the project manager for this work, and will be directly responsible for all aspects of the project. Other P & E personnel will be assisting me with the detailed design and drafting work, including Al Powers, Bob Brunia, Marty Hinton, Dave Wilson, John Ehorn, and Michele Ballhagen.

We are prepared to start work on this project in the near future. We will develop a detailed schedule as we begin the design work, but my current intention is to have the project ready for

March 24, 2020
Mr. Mike Metcalf

Page 3 of 3

bidding contracts for both materials and installation by September 15, 2020. The intent is to have a contract in place to allow construction to start in early spring of 2021, with completion no later than the end of 2023. As we have discussed, our operations are currently disrupted by the COVID-19 pandemic. Provided that the government response does not become more restrictive, we are confident that we would be able to begin work in the near future; however our ability to provide bid packages in September 2020 will depend how soon the current public health concerns are reduced.

Our services will be provided under the existing engineering services agreement between IMU and P&E dated September 23, 1996.

I look forward to working with you on this project. Please call me if you have any questions or if you would like to discuss any aspects of the project or of this proposal.

Sincerely,



Jared Kline

Proposal Accepted on _____, 2020

Indianola Municipal Utilities

Name Printed

Signed

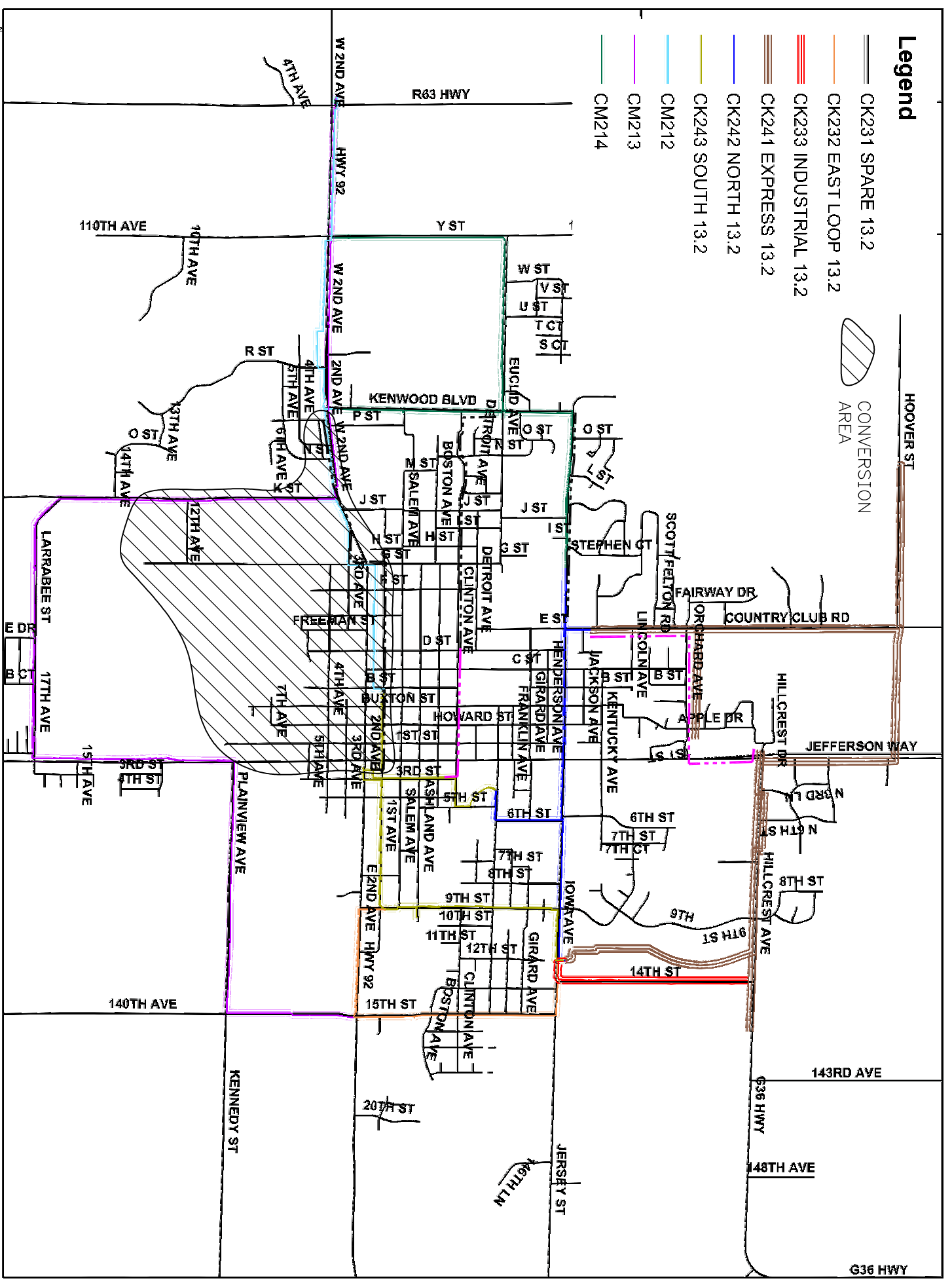
Legend

- CK231 SPARE 13.2
- CK232 EAST LOOP 13.2
- CK233 INDUSTRIAL 13.2
- CK241 EXPRESS 13.2
- CK242 NORTH 13.2
- CK243 SOUTH 13.2
- CM212
- CM213
- CM214



CONVERSION
AREA

13.2 Feeders



IMU Regular Downstairs**7. A.****Meeting Date:** 04/13/2020

Information**Subject**

Authorization for Warren Water to serve IMU customer.

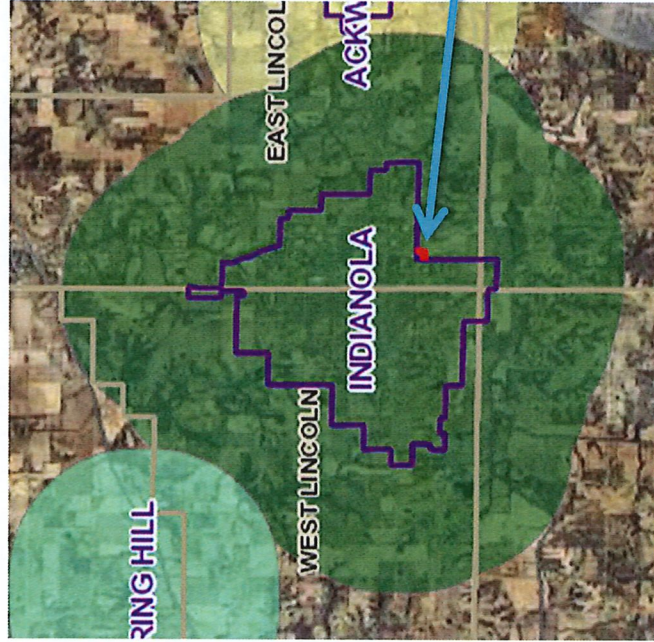
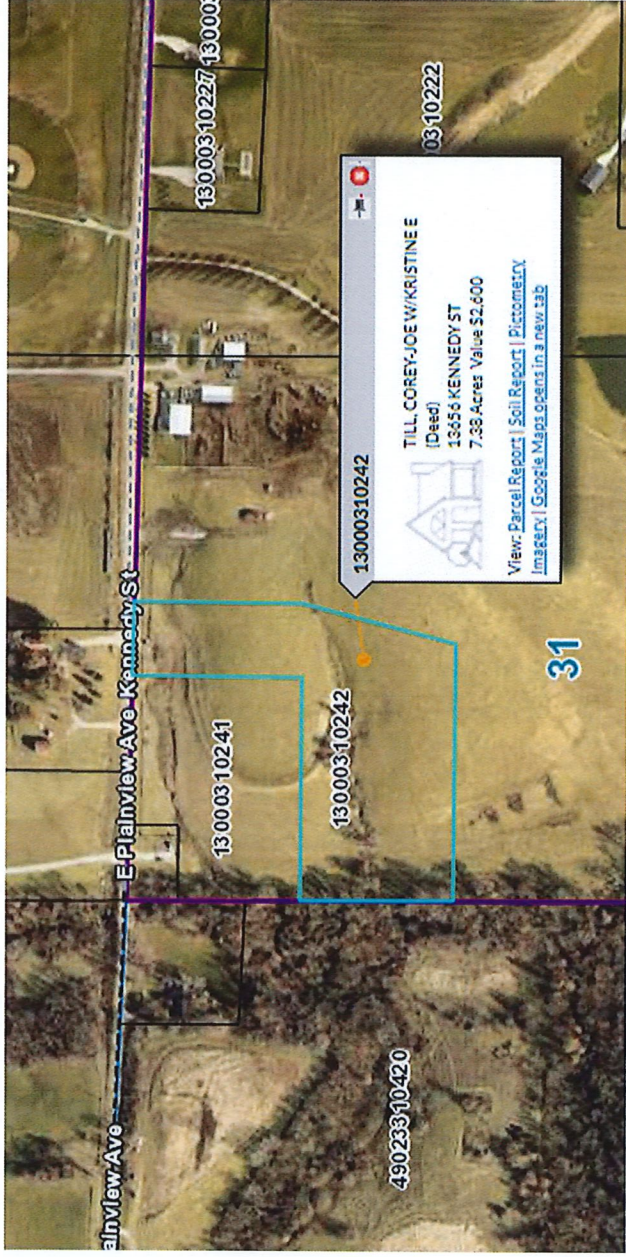
Information

IMU has received a request from a resident to be served by Warren Water District (WWD) although the property is technically with the IMU service territory. Due to geographic barriers and a 3/4 mile main extension required to serve this customer, Superintendent Lou Elbert is recommending that the Board of Trustees approve a waiver for WWD to serve the property located at 13656 Kennedy Street. A map is included to show the location of the property. Also, please note that this is for a new house and WWD is on the farm property already.

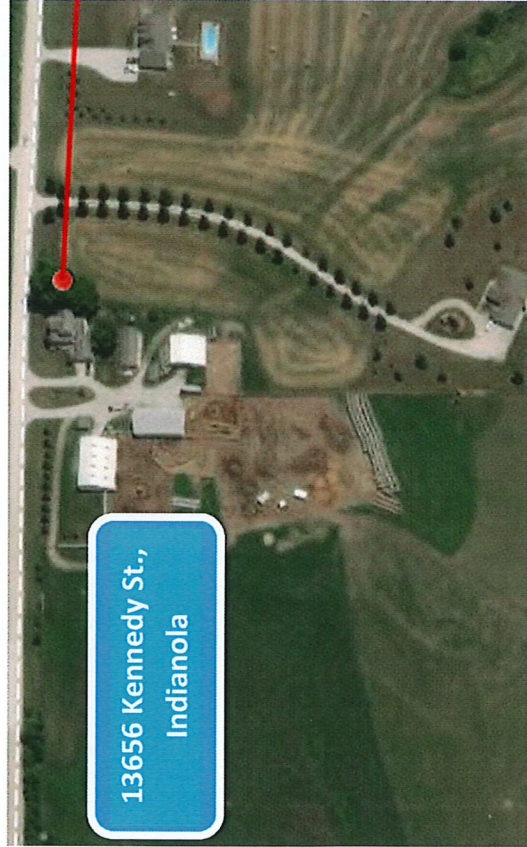
Simple motion approving the notification from Warren Water as required by law to service this resident is in order.

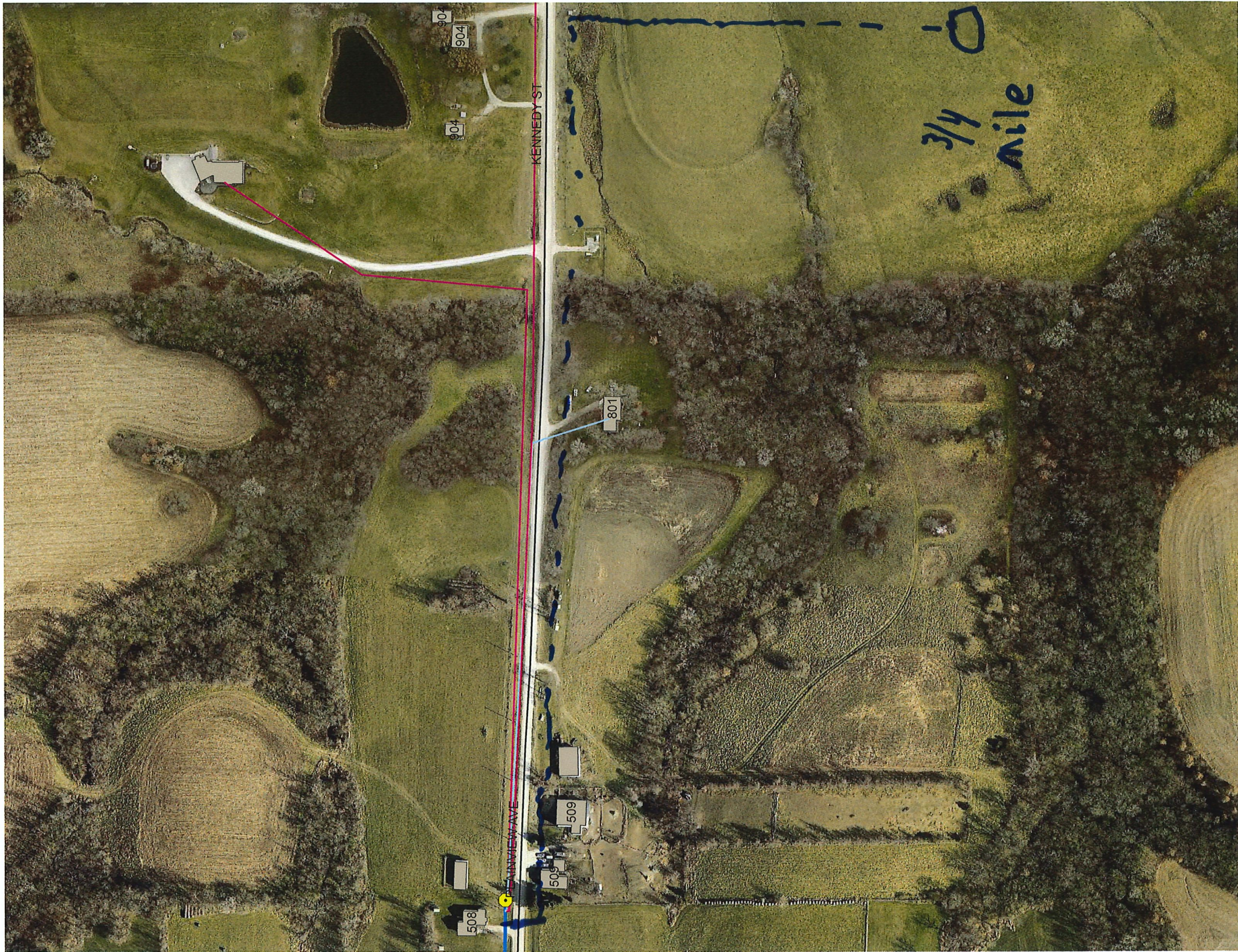
Fiscal Impact**Attachments**

Kennedy St Map



13656 Kennedy St., Indianola





Meeting Date: 04/13/2020

Information

Subject

Resolution approving lease agreement for land with West Hill Brewing Company of Indianola, Iowa.

Information

West Hill Brewing Company would like to lease land to use as a brewery outdoor gathering space. The land, located north of the building at 104 S B Street and south of the building at 100 S B Street, is owned by IMU. In your packet is the proposed lease agreement for your approval.

Fiscal Impact

Attachments

Resolution Approving Lease
West Hill Exhibit A
West Hill Exhibit B
Lease, Exhibit C

RESOLUTION NO 2020-

**RESOLUTION APPROVING LEASE AGREEMENT FOR LAND WITH WEST HILL BREWING COMPANY OF
INDIANOLA, IOWA**

WHEREAS, West Hill Brewing Company desires to use land north of the building located at 104 S B Street and south of the building located at 100 S B Street, Indianola, currently owned by Indianola Municipal Utilities, as a brewery outdoor gathering space; and

WHEREAS, a diagram of the location is attached as Exhibit A and a mowing diagram is attached as Exhibit B; and

WHEREAS, the parties desire to enter into a Lease in the form attached hereto as Exhibit C; and

WHEREAS, the Board of Trustees believes it is in the best interest of IMU to enter into the Lease.

NOW, THEREFORE, BE IT RESOLVED by the Indianola Municipal Utilities Board of Trustees that the Lease in the form attached as Exhibit A is hereby approved.

BE IT FURTHER RESOLVED by the Indianola Municipal Utilities Board of Trustees that the IMU General Manager is directed to execute the Lease.

Passed and approved this 13 day of April 2020.

Mike Rozga, Chairperson

ATTEST:

Jackie Raffety, Deputy City Clerk

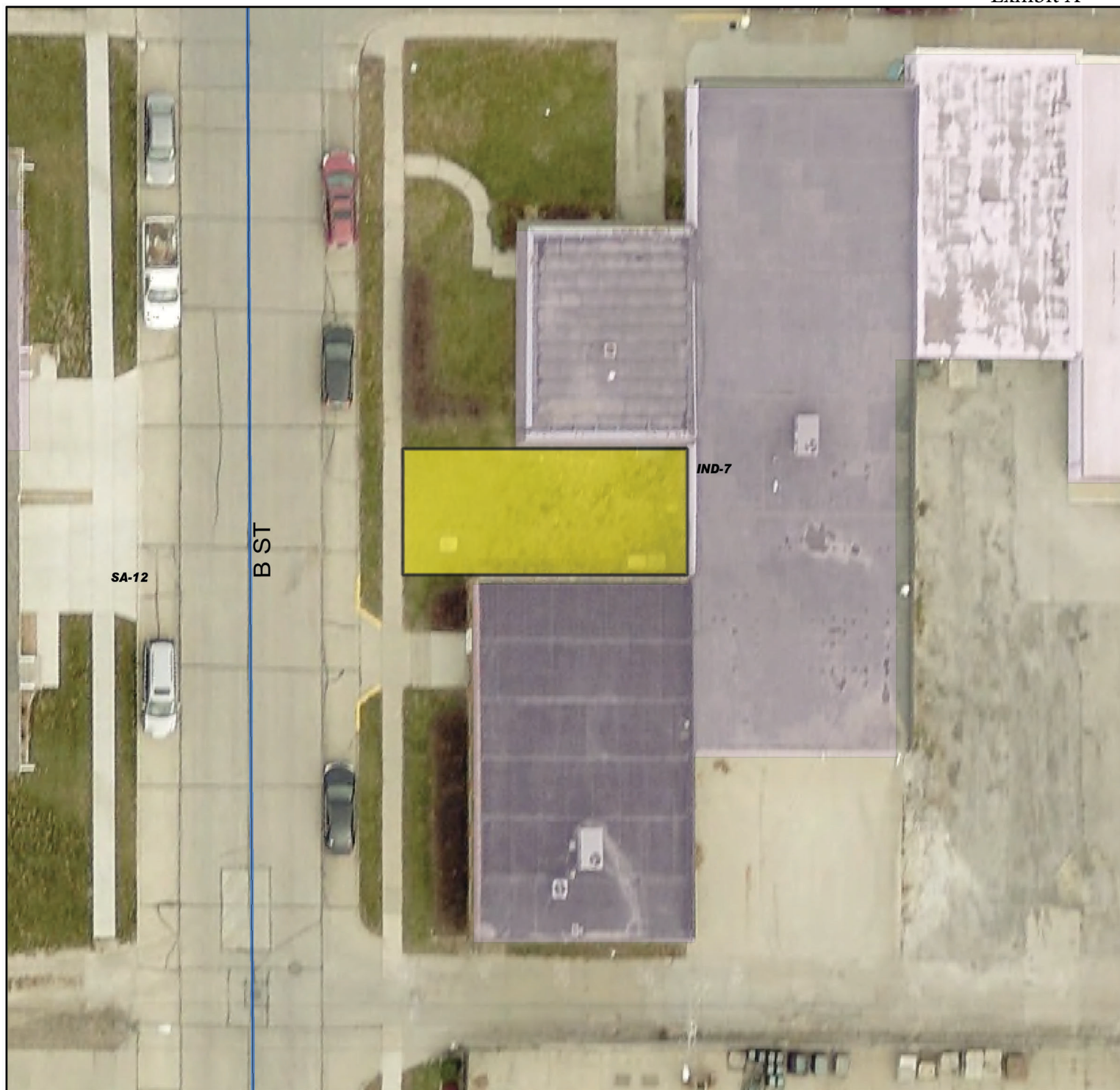
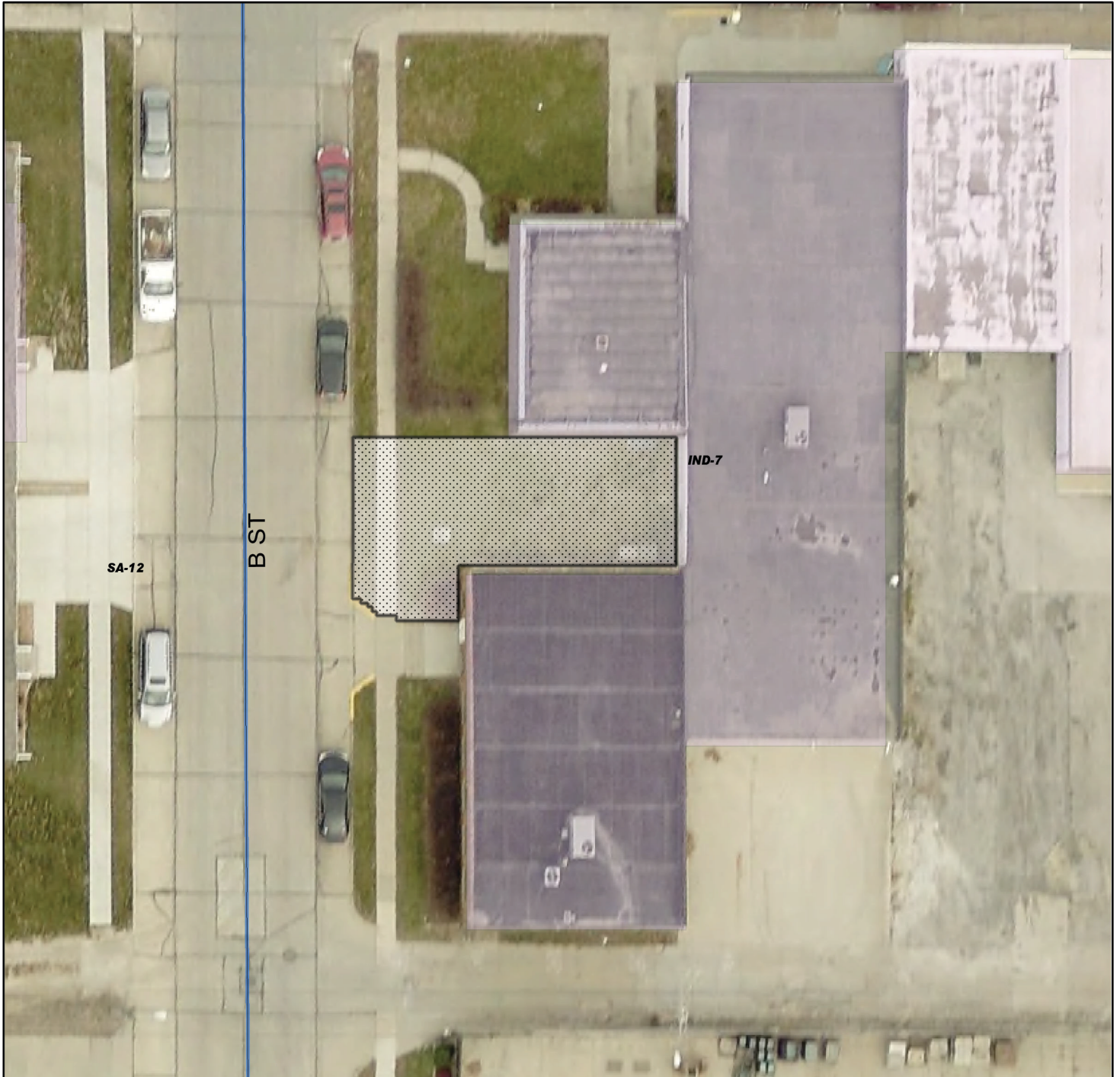


Exhibit A



INDIANOLA MUNICIPAL UTILITIES

IMU
FIBER



Mowing Diagram



INDIANOLA MUNICIPAL UTILITIES

IMU
FIBER

LEASE - BUSINESS PROPERTY

THIS LEASE AGREEMENT, is entered into this 1st day of June, 2020 by Indianola Municipal Utilities ("Landlord") whose address for the purpose of this lease is 210 West 2nd Avenue, Indianola, Iowa 50125, and West Hill Brewing Company ("Tenant") whose address for the purpose of this lease is 219 West Salem Avenue, Indianola, Iowa 50125.

1. **PREMISES AND TERM.** The Landlord, in consideration of the agreements and conditions herein contained, leases to the Tenant and Tenant leases from Landlord, according to the terms of this lease, the following described "premises", situated in Warren County, Iowa:

Generally described as the small, grassy area north of the building located at 104 S B Street and south of the building located at 100 S B Street, Indianola, Iowa.

with the improvements thereon, and all rights, easements and appurtenances, which, more particularly, includes the space and premises as may be shown on the map attached hereto as "Exhibit A".

The Premises shall be used as a brewery outdoor gathering space.

2. **CONSIDERATION FOR RENTAL.** The parties agree the Tenant shall pay \$.50 per square foot per year. The first annual payment shall be made on the date of this lease, and each subsequent annual payment shall be made on the same date in each following year.

3. **TERM AND POSSESSION.** The initial term shall be twenty-four (24) months from the date of this Lease. Thereafter this lease shall automatically renew for subsequent one (1) year periods unless either party gives written termination notice to the other party at least sixty (60) days prior to the end of the then current term. Tenant shall be entitled to possession on the first day of the term of this lease and shall yield possession to the Landlord at the end of the lease term, except as herein otherwise expressly provided.

4. **USE OF PREMISES.** Tenant covenants and agrees during the term of this lease to use and to occupy the Premises for brewery outdoor gathering space.

5. **QUIET ENJOYMENT.** Landlord covenants that its estate in said premises is in fee simple and that the Tenant, if not in default, shall peaceably have, hold and enjoy the premises for the term of this lease. Landlord shall have the right to mortgage all of its right, title, interest in said premises at any time without notice, subject to this lease.

6. **REPAIR AND MAINTENANCE.** Each party shall perform their responsibilities of repair and maintenance to the end that the premises will be kept in a safe and serviceable condition. Neither party will permit nor allow the premises to be damaged or depreciated in value by any act, omission to act, or negligence of itself, its agents or employees.

AMERICANS WITH DISABILITIES ACT

Tenant will make no unlawful use of said premises and agrees to comply with all valid regulations of the Board of Health, City Ordinances or applicable municipality, the laws of the State of Iowa and the Federal government, but this provision shall not be construed as creating any duty by Tenant to members of the general public, provided, however, responsibility for compliance with the Americans with Disabilities Act shall be performed by the Landlord.

7. TERMINATION, SURRENDER OF PREMISES AT END OF TERM -- REMOVAL OF FIXTURES.

- A. **TERMINATION.** This lease shall terminate upon expiration of the original term or if an option to renew is exercised by the Tenant, then this lease will terminate at the expiration of the option term or terms.
- B. **SURRENDER.** Tenant agrees that upon termination of this lease it will surrender and deliver the premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Tenant.

8. **REAL ESTATE TAXES.** The Premises are exempt from real estate taxes.

9. INSURANCE.

A. **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the special form causes of loss (formerly all risks coverage). To the extent permitted by their policies the Landlord and Tenant waive all rights of recovery against each other.

B. **LIABILITY INSURANCE.** Tenant shall maintain commercial general liability insurance. Such policy shall include liability arising from premises operations, independent contractors, personal injury, products and completed operations and liability assumed under an insured contract. This policy shall be endorsed to include the Landlord as an additional insured.

12. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees), except to the extent the loss is insured and subrogation is waived under the owner's policy.

13. **INDEMNITY.** Tenant will protect, defend, indemnify and hold harmless Landlord from and against all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence, causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the acts or omissions of employees, agent, or invitees.

14. **RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF THE OTHER.** If default shall be made by either party in the performance of, or compliance with, any of the terms or conditions of this lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies now or hereafter provided by law, may, but need not, perform such term or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 9.00 % per annum, from date of advance.

15. **ENVIRONMENTAL.** To the best of Landlord's knowledge to date:

a. Neither Landlord nor Landlord's former or present tenants are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.

b. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state and local codes, rules and regulations.

c. No leak, spill release, discharge, emission or disposal of toxic or hazardous substances has occurred on the premises.

d. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances.

e. Landlord shall assume liability and shall indemnify and hold Tenant harmless against all liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which condition is not a result of actions of the Tenant or which condition arises after date of execution but which is not a result of actions of the Tenant.

16. **RIGHTS CUMULATIVE.** The various rights, powers, options, elections and remedies of either party, provided in this lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied or undischarged.

17. **NOTICES AND DEMANDS.** Notices as provided for in this lease shall be given to the respective parties hereto at the respective addresses designated in this provision, unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall

be considered given under the terms of this lease when sent, addressed as above designated, postage prepaid, by certified mail deposited in a United States mail box.

Indianola Municipal Utilities
210 W 2nd Ave
Indianola, Iowa 50125
Telephone: 515-961-9444

West Hill Brewery
219 W Salem Ave
Indianola, Iowa 50125
Telephone: 515-962-5884

18. PROVISIONS TO BIND AND BENEFIT SUCCESSORS, ASSIGNS, ETC.

Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties; except that if any part of this lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.

19. CHANGES TO BE IN WRITING. None of the covenants, provisions, terms or conditions of this lease shall be modified, waived or abandoned, except by a written instrument duly signed by the parties. This lease contains the whole agreement of the parties.

20. CONSTRUCTION. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

21. ADDITIONAL PROVISIONS.

- A. **MOWING.** Tenant agrees to maintain and to mow the premises, as identified by the hatched area on the attached Mowing Diagram, on a regular basis during the term of this Lease.
- B. **WINDOW PROTECTION.** Tenant shall protect the windows on the north side of the building at 104 South B St with a physical barrier acceptable to the Landlord in order to prevent damage and injury.

[Remainder of Page is Left Intentionally Blank]

WEST HILL BREWING COMPANY, LLC

By: _____

Title: _____

STATE OF IOWA, COUNTY OF WARREN, ss:

On this ____ day of _____, 2020,
before me, a Notary Public in and for the said State,
personally appeared _____, to me
personally known, who, being by me duly sworn, did say that
that person is Manager of said limited liability company and
that said instrument was signed on behalf of the said limited
liability company by authority of its managers and the said
_____ acknowledged the
execution of said instrument to be the voluntary act and deed
of said limited liability company by it voluntarily executed.

Notary Public in and for said State of Iowa

INDIANOLA MUNICIPAL UTILITIES

By: _____

Chairperson

By: _____

Secretary

STATE OF IOWA, COUNTY OF WARREN, ss:

On the ____ day of _____, 2020,
before me, the undersigned, a Notary Public in and for the
State of Iowa, personally appeared
_____ and
_____, to me personally known,
who, being by me duly sworn, did say that they are the
Chairperson and Secretary of the Indianola Municipal
Utilities and that said instrument was signed and contained
in the Resolution adopted by the Board of Indianola
Municipal Utilities on the ____ day of _____,
2020, and the said _____ and
_____ acknowledged the execution
of said instrument to be their voluntary act and deed and the
voluntary act and deed of said municipal utility, by it and
by them voluntarily executed.

Notary Public in and for the State of Iowa

IMU Regular Downstairs
Meeting Date: 04/13/2020

11. A.

Information

Subject

Discussion of IMU Bond Rating.

Information

In your packet is a memorandum from Mike Maloney, D.A. Davidson, on the IMU Bond Rating.

Fiscal Impact

Attachments

Bond Rating Memorandum

Memorandum

To: Board of Trustees, Indianola Municipal Utilities
Chris DesPlanques, General Manager, Indianola Municipal Utilities,
Chris Longer, Finance and HR Director, Indianola Municipal Utilities

From: Michael Maloney, Senior Vice President – D.A. Davidson & Co.
Telephone: 515.471.2723 Email: mmaloney@dadco.com

Date: Wednesday, April 8, 2020 Page 1 of 2

Re: Electric Utility S&P Rating Follow-up

When Indianola Municipal Utilities (IMU) entered the municipal bond market for its electric utility financing needs in 2017 (Series 2017C), we secured a rating from S&P Global Ratings (formerly Standard & Poor's). Municipal bond ratings are effectively a credit score assigned to the bond issue to assist prospective investors as they evaluate credit-worthiness. Please see attached chart of municipal ratings categories/notches for reference.

Utility staff visited with the rating analysts in late February for a routine surveillance review of the outstanding electric debt (initiated and required by S&P) of the outstanding rating on the Series 2017C Notes and I participated in that discussion as well. The existing 'A-' rating, stable outlook was affirmed (no change), though the analyst did express potential upside in the near-to-mid-term range if the trajectory of both the electric and fiber utilities continue. The rating report was released for posting in early March.

When evaluating a potential rating, utilities are evaluated differently than a City's General Obligation (G.O.) rating, which are primarily formula driven based on three simple metrics (assessed valuation, general fund balance and debt burden). Instead, utilities are evaluated on a broader methodology that includes multi-tiered enterprise and financial considerations.

Electric utilities are also a step removed from the risk profile typical of water and sewer utilities due primarily to the risks related to power generation and transmission, as well as the resulting potential for volatility in operating (purchased power) costs. Water and sewer utilities typically have a centralized treatment facility and a self-contained system that is not reliant on outside partners for ongoing operation once facilities are constructed and in place. However, electric utilities typically contract through a third party for purchase and transmission of power (for IMU, this is with MEAN).

Because of the risk of power volatility from the perspective of the rating agencies, scale has been perceived as a stabilizing item from the analysts perspective. This means that a larger (>\$50 million annual operating revenue entity) is going to be viewed more favorably, and in turn, there has been downward pressure on the smaller municipal electric utilities (like those we see in the upper Midwest) for over a decade. What this means is that there is realistically a cap of the 'A' rating category for entities similar to IMU.

When you read through the rating report, you will note that the financial risk profile bullet points are particular positive, ranging from strong to very strong to extremely strong. In short, from a financial health standpoint, IMU is likely maximizing the potential scoring based on keeping rates and charges in the current range.

On the enterprise risk profile, the note about MEAN is a reference to the rating agency concerns related to nearly all purchased power contracts. The other limiting factor is the potential risk identified related to the start-up of the fiber utility enterprise. While this is noted as being limited in exposure as compared to the original rating in 2017, there is still a reference to potential business risk to the electric utility.

Staff and I have repeatedly noted the separation of these entities defined by Iowa State law to the analysts, but we need to keep in mind that the rating agencies are evaluating IMU based on criteria related to a national framework. Unfortunately, they have seen support for start-up telecomm projects from other funds elsewhere around the country (where legal and in some cases as planned). I have personally spent additional time with this analyst on IMU and other projects and believe they understand Iowa (and IMU's) unique circumstances, but would likely need to see the fiber utility with a multi-year history of self-sustaining financial performance before this risk is significantly reduced in S&P's criteria.

In short, the risks assigned by the rating agency related to MEAN and the fiber utility likely combine for much of the one-notch rating difference between 'A-' and the likely maximum 'A' rating IMU electric could achieve. Other than the continued growth of the fiber utility, the only lever the Board likely has would be to increase electric rates, which is likely not desirable for the sake of a potential rating alone.

Realistically, the impact of the one-notch difference between current and maximum is likely worth 5-10 basis points (0.05%-0.10%) on a future debt issuance under typical market circumstances. This can be less than a single day of market movement, so rather minimal impact from a big picture perspective. That being said, Davidson and staff want to ensure that IMU is reviewed in the most favorable way based on all available information for the rating agencies and ultimately potential investors. Both the staff and Board should be commended for the positive movement on the financial scoring over the last two-and-a-half years since the original rating in Fall 2017. We look forward to the continued opportunity to assist IMU as it relates to continued monitoring and long-term planning matters.

Davidson would be happy to discuss this further upon request. Please let us know if there is any additional information that would be useful to provide.

Long-term Municipal Bond Ratings

Moody's	S&P
Aaa	AAA
Aa1	AA+
Aa2	AA
Aa3	AA-
A1	A+
A2	A
A3	A-
Baa1	BBB+
Baa2	BBB
Baa3	BBB-
Ba1	BB+
Ba2	BB
Ba3	BB-
B1	B+
B2	B
B3	B-
Caa1	CCC+
Caa2	CCC
Caa3	CCC-
Ca	CC
Ca	C
C	RD
C	SD
C	D

Meeting Date: 04/13/2020

Information

Subject

Discussion of annexation application from Jon F and Mary H. Peterson.

Information

Charlie Dissell, Community and Economic Development Director, for the City of Indianola, will lead a discussion about an annexation application from Jon F. and Mary H. Peterson. In your packet is the information presented at the March 25 City Council meeting.

Fiscal Impact

Attachments

Annexation Memorandum

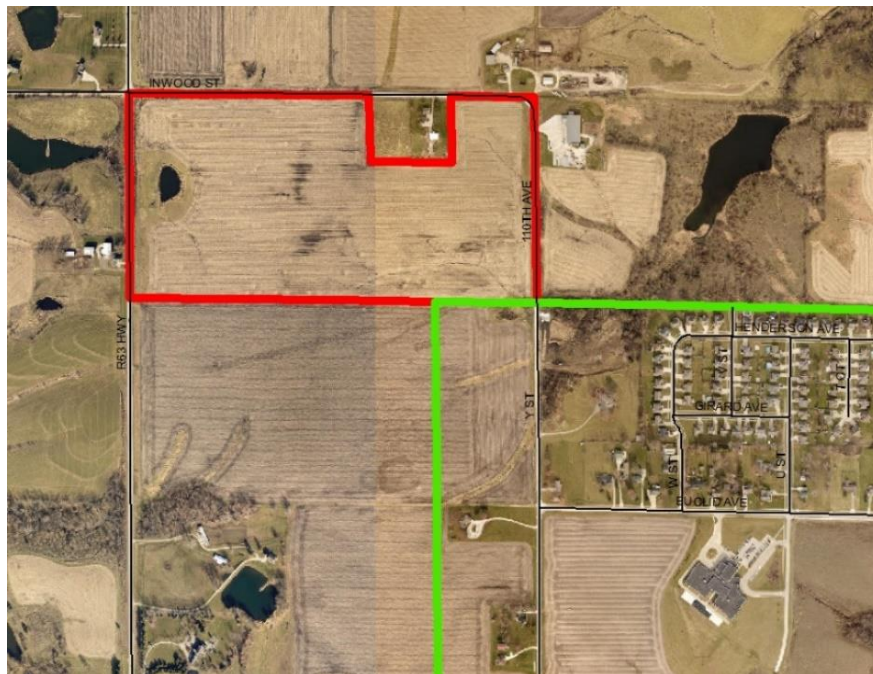
Annexation Application



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: March 6, 2020
Re: Discussion and direction on annexation request received from Jon F. and Mary H. Peterson

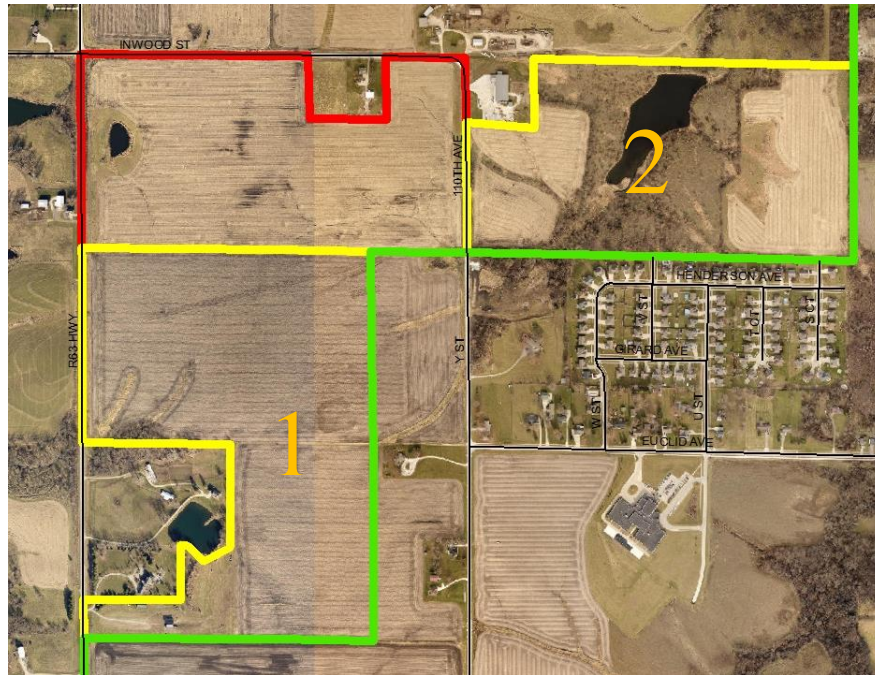
On February 25th, 2020, staff received an application for annexation of land into the City of Indianola. The annexation request is for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The petitioner has indicated that this property, if annexed, would be developed residentially. The following map shows the existing City boundaries in green, with the property proposed to be annexed in red.



As the Council may be aware, the State of Iowa allows for voluntary annexations of land when all owners of land in the territory have applied in writing. Additionally, territory of land comprising of not more than twenty percent (20%) may be included in the application without the consent of those owners to avoid creating an island or to create more uniform city boundaries. As the proposed annexation includes 70.21 acres of land where the property owner has consented, an additional 14.04 acres of land can be included in this annexation request. The farmstead on the north side of the property requested to be annexed is 4.85 acres and is owned by Matt and Jessica Sanford. Those

property owners were approached by the petitioner about possibly joining in on the annexation application, and ultimately denied the request.

As the current City boundaries in this area are uniform, staff requested that the petitioner contact other large acreage property owners in this area to gauge their interest in future annexation and development of their properties. The following map shows the other large properties outlined in yellow.



As Council will notice, there are various smaller pieces missing. As most of the farmstead sites are taxed at a levy rate in the County of 29.11229/\$1,000 in valuation, and would be taxed at 39.74512/\$1,000 in valuation if inside the City, it is typically assumed those sites would not consent to an annexation and would be brought in under the 20% rule outlined above. The petitioner did contact the large property owners shown above, and those property owners ultimately denied the request.

One of the items that need to be considered with this annexation request is the City's ability to annex the areas shown in yellow in the future. Area 2 would not be an issue as there is an abundance of land to the north awaiting annexation. Area 1 could provide some future challenges; the total of area 1, when you include the farmstead sites is 122.31 acres, which includes 99.91 acres of current farm ground and 22.40 acres of the farmsteads. That equates to 81.69% farm ground and 18.31% farmsteads. Knowing this, if the farm ground were to request to be annexed, the farmsteads could be included under the 20% rule.

According to City Council Policy, all requests for voluntary annexation shall be referred to the Planning and Zoning Commission and Board of Trustees for their recommendation and report to the City Council.

I will attend the March 25th Council meeting if you have any questions.

CITY OF Indianola, Iowa
APPLICATION FOR ANNEXATION

DATE REC'D _____ APP. TAKEN BY _____ COMM. MTG.
DATE _____
STR _____ WARD DISTRICT _____ TRACT SIZE _____ FEE _____ REC.
NO. _____

Applicant Information

NAME(S)
Peterson Jon F/Mary Helen _____ PHONE _515-238-3254-

ADDRESS _606 E Salem Ave. _____
_____ CITY _Indianola _____ ZIP _50125 _

ADDRESS/LOCATION OF PROPERTY TO BE
ANNEXED _Parcel ID #s 14000220840 and 14000220821 _____

NAME OF OWNER(S) IF DIFFERENT FROM
APPLICANT _____

ADDRESS OF
OWNER _____ 606 E Salem Ave. _____ CITY _Indianola _ZIP _____ 50125 _____

DOES OWNER CONSENT TO THIS APPLICATION Yes No

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

We would like for you to consider these to parcels for annexation for future development.
Parcel # 14000220840
Parcel # 14000220821

Thank You,

Jon Peterson

IMU Regular Downstairs

11. C.

Meeting Date: 04/13/2020

Information

Subject

Discussion and Direction regarding temporary phone service for work-from-home employees.

Information

Fiscal Impact

Attachments

No file(s) attached.
